

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: New Business

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Public Hearing: Yes: _____ No: X

Notices Mailed On: N/A

Published On: N/A

Posted On: N/A

TITLE: **REVIEW OF STREETScape PLANS FOR MAIN AND ABEL STREETS**

Proposal: Enhancements to the landscaping, sidewalks, street furniture, and lighting for Main Street between Railroad Court and Curtis Avenue and for Abel Street between Weller Lane and Great Mall Parkway

Location: N/A

APN: N/A

RECOMMENDATION: **Recommend Approval to the City Council**

Applicant: N/A

Property Owner: N/A

General Plan Designation: N/A

Present Zoning: N/A

Existing Land Use: N/A

Agenda Sent To: N/A

Attachments: Plans

Background

Since the adoption of the Midtown Specific Plan in March 2002 the City has been working on implementing the policies set forth in the plan. One of the major work efforts has been to design streetscape enhancements for Main and Abel Streets. This effort has been guided by the following Midtown goals and policies:

Community Design Goal:

Establish a pedestrian-oriented mixed-use district that is centered on Main Street.

Policy 4.16:

Implement improvements, such as bulb-outs, raised crosswalks, and other appropriate mechanisms to calm traffic and make Main Street safer for pedestrians.

Policy 5.4:

Implement a program of streetscape improvements (sidewalks, landscaping, bike lanes, benches, lighting) along Main, Abel and Great Mall Parkway.

Included in the Commission's agenda packet are plans showing the proposed streetscape enhancements which will be supplemented by a detailed presentation at the Planning Commission meeting.

Implementation

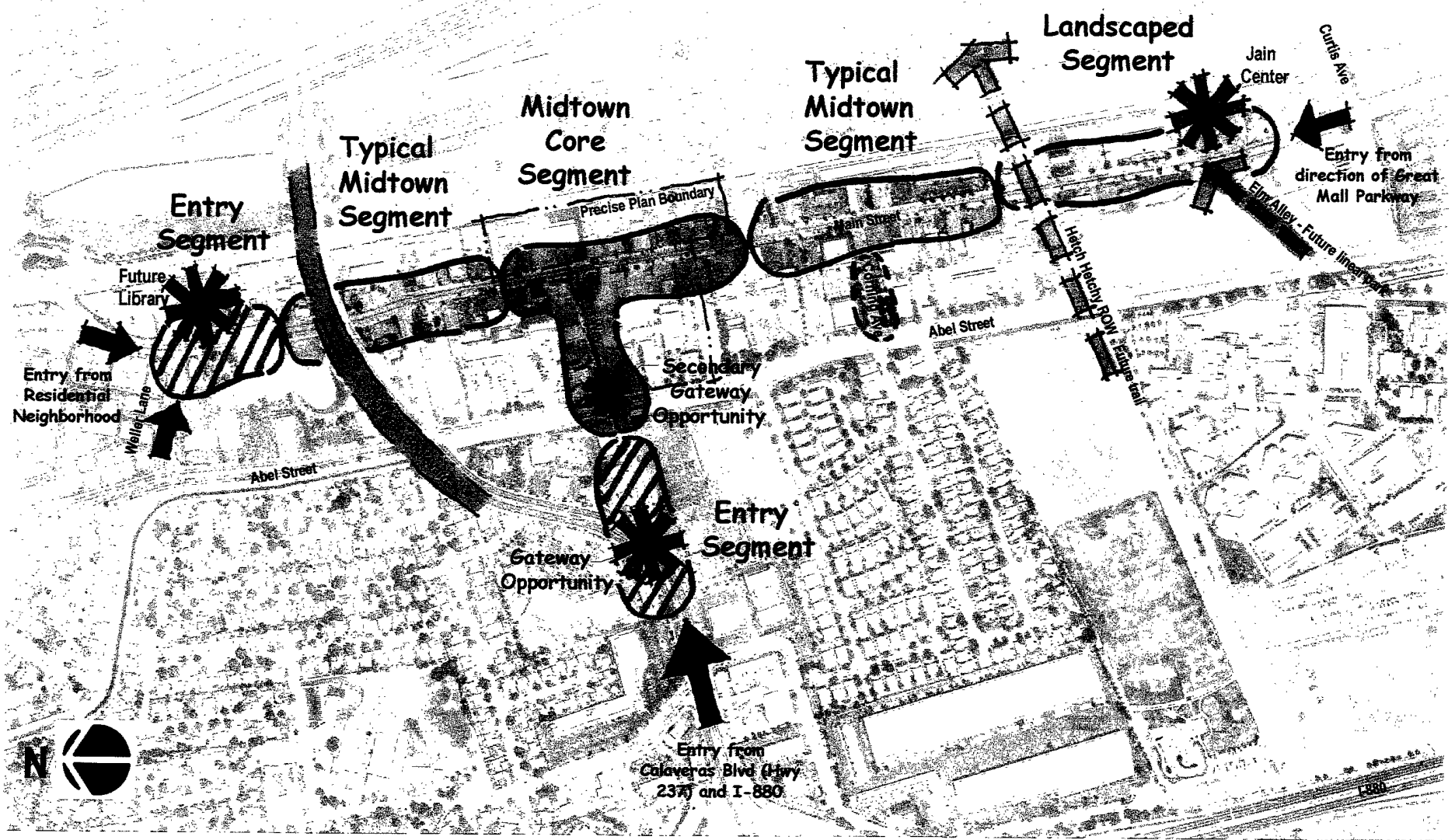
Staff expects portions of the streetscape along Abel Street to be completed first to coincide with the KB Homes project. The first segment of the Main Street installation will be between Weller Lane and Carlo Street to coincide with the completion of the new library. Additional segments along Main Street will be installed once additional funding becomes available.

Community Meeting

Staff conducted a meeting on Wednesday August 18th for the business and property owners along Main and Abel Street to receive comments on the design. The attendees were very pleased with the design but did express concern about the timing of the improvements, impacts to businesses during construction, and cost of installation and maintenance. The City recently hired Swinerton Management and Consulting to assist in the coordination and phasing of the public improvements being considered for the Midtown Area and to ensure minimal impacts to the existing businesses along Main and Abel Streets.

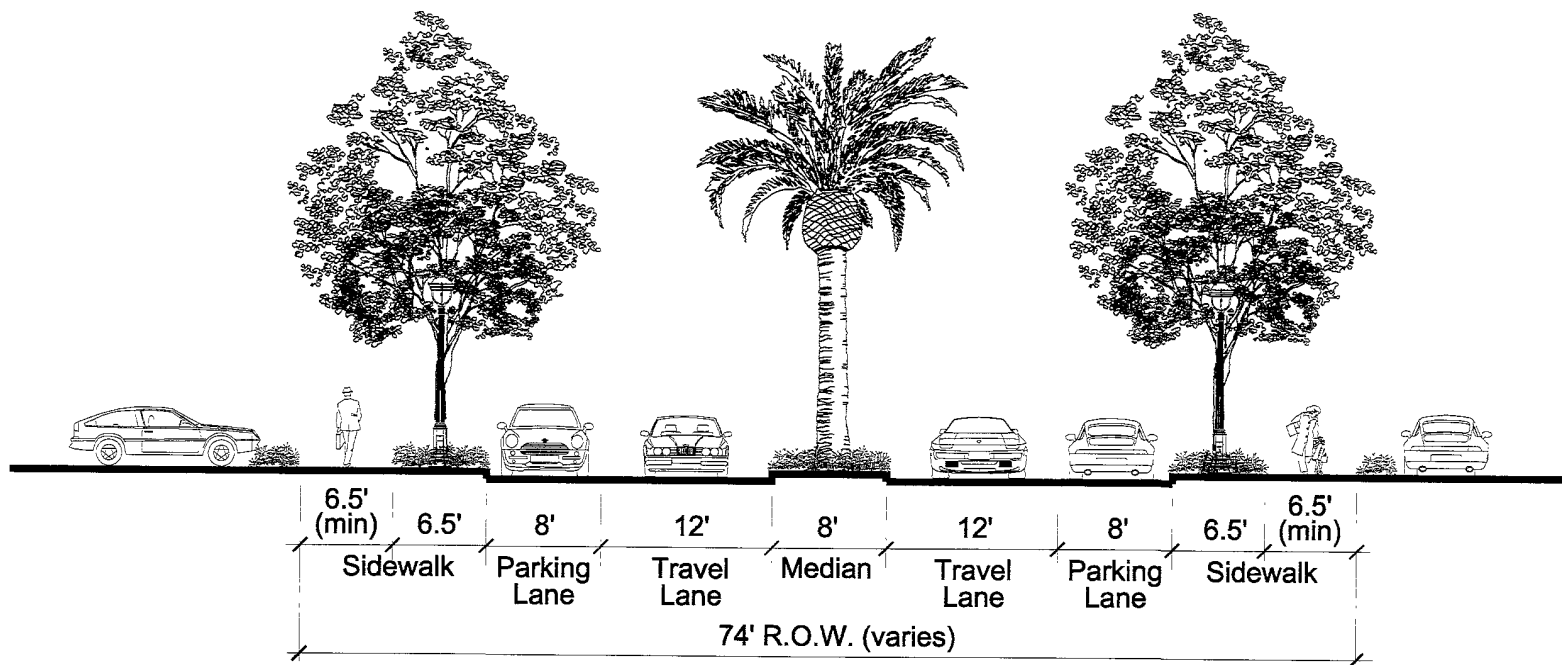
RECOMMENDATION

Recommend the City Council approve the streetscape designs for Main and Abel Streets.

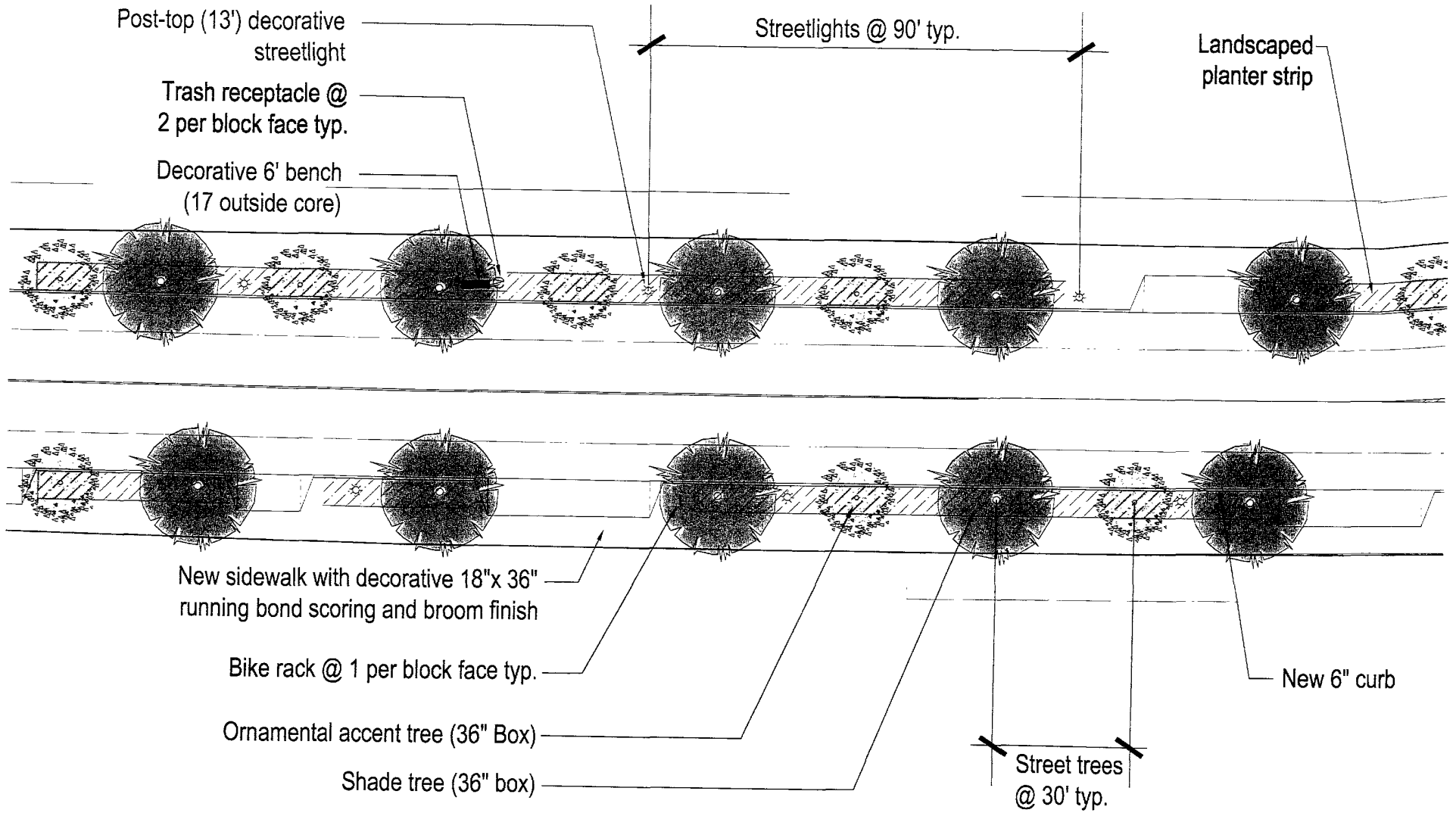


STRATEGIC SEGMENTATION DIAGRAM

Milpitas Midtown Specific Plan - Phase 1 Implementation



Preferred Section
Scale 1"=4'



MAIN ST. Landscaped Segment Layout **Milpitas Midtown Specific Plan - Phase 1 Implementation**



Existing view

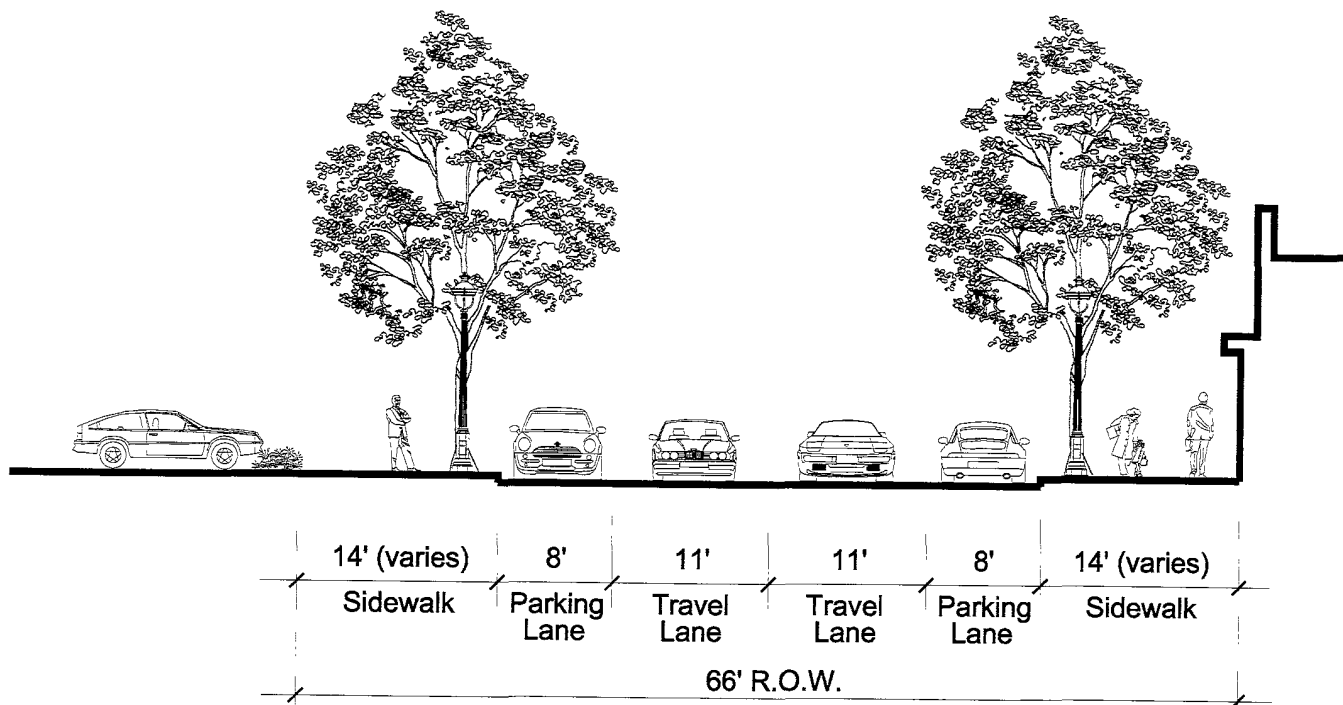


Preferred Design Concept - View South at Jain Center

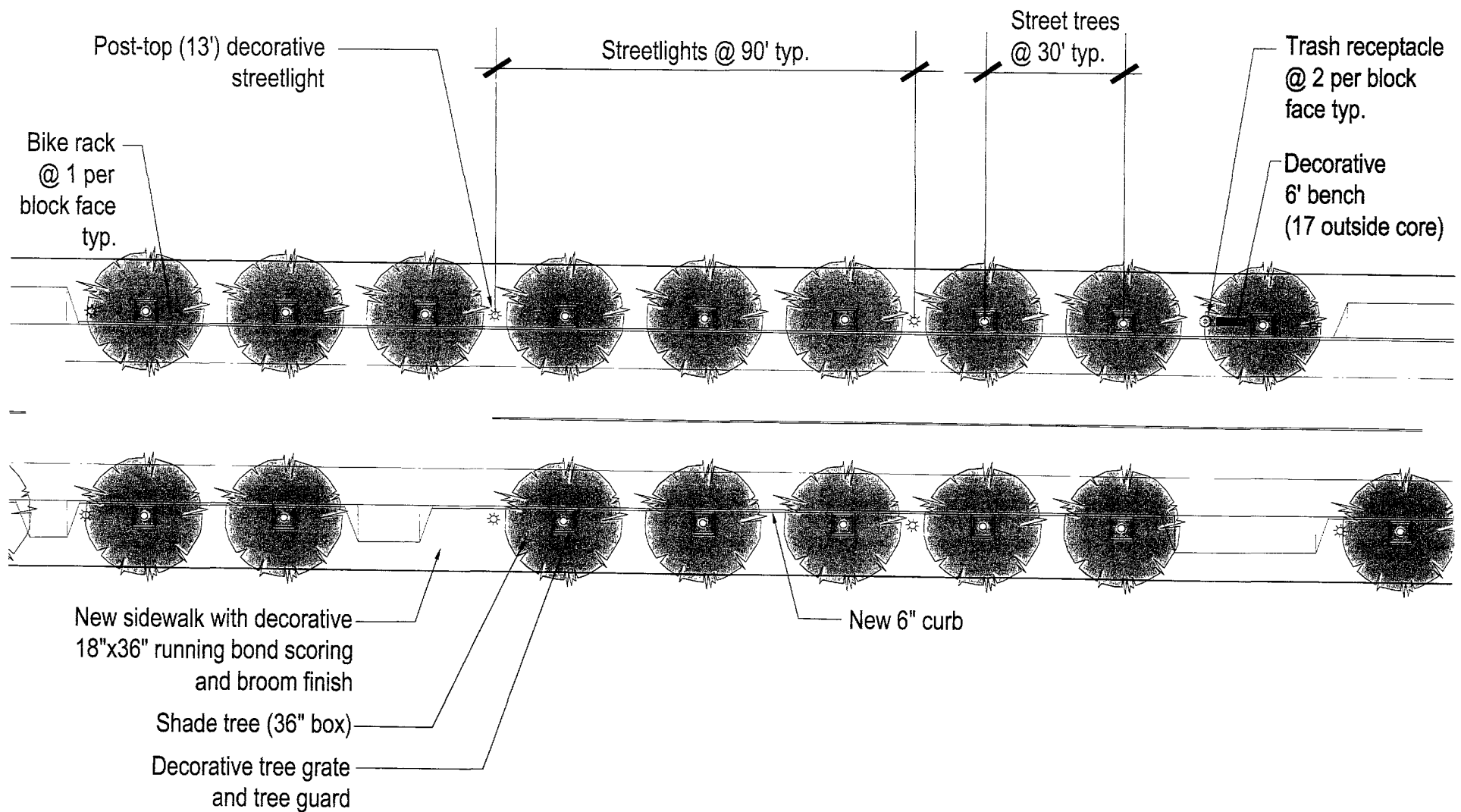
PROPOSED STREETSCAPE-PERSPECTIVE VIEWS
 Milpitas Midtown Specific Plan - Phase 1 Implementation



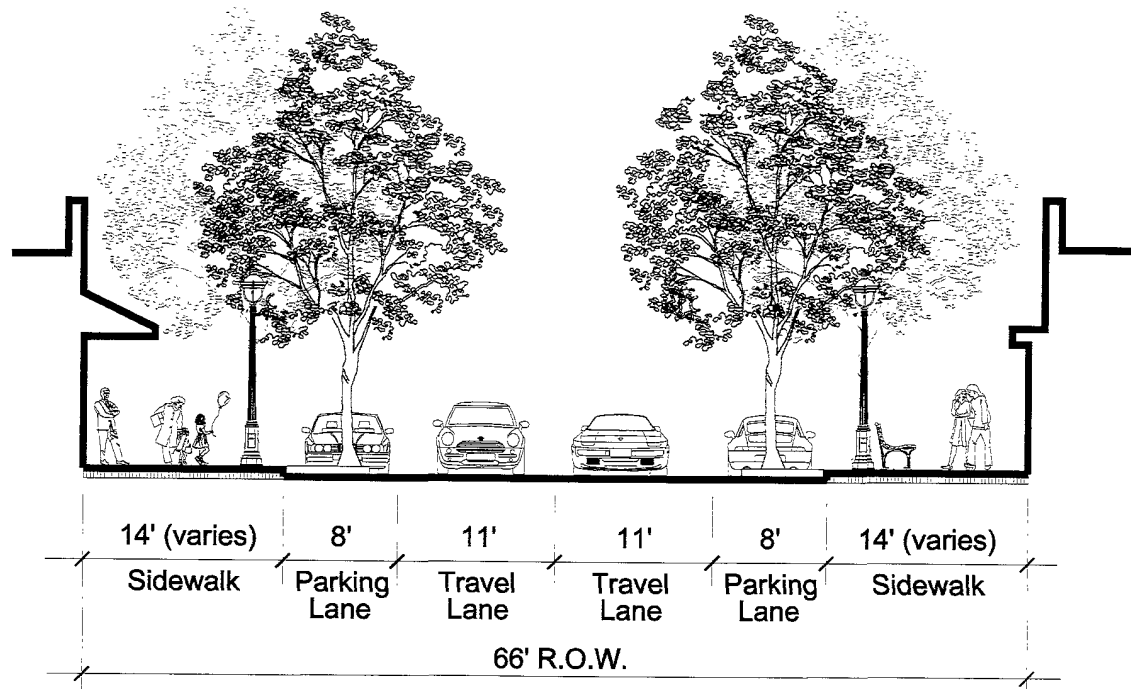
Aug 18, 2004



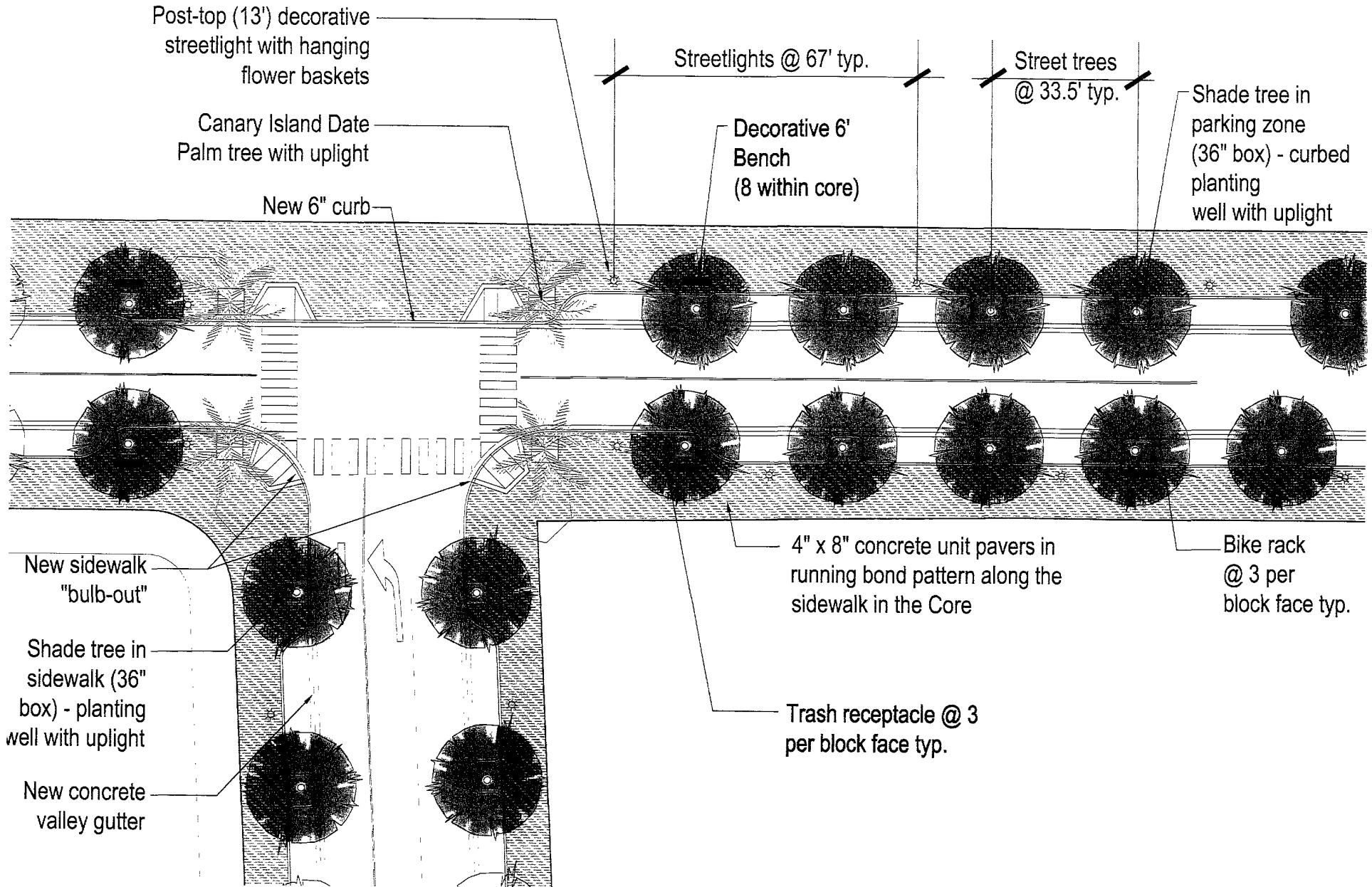
Preferred Section
Scale 1"=4'



MAIN ST. Typical Layout Outside Core Milpitas Midtown Specific Plan - Phase 1 Implementation



Preferred Section
Scale 1"=4'



MAIN ST. Typical Core Layout

Milpitas Midtown Specific Plan - Phase 1 Implementation



Existing view

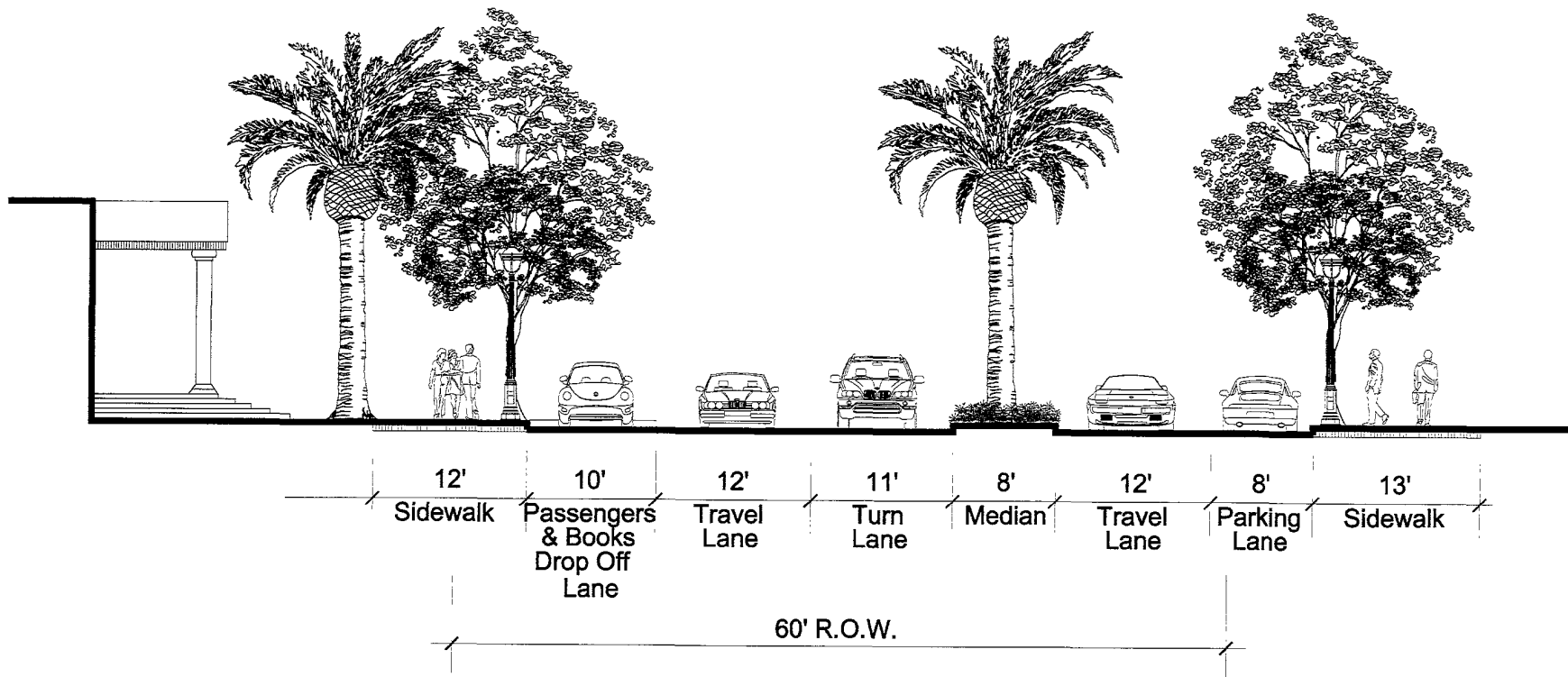


Preferred Design Concept - View North at Midtown Core (Main St. at Serra Way)

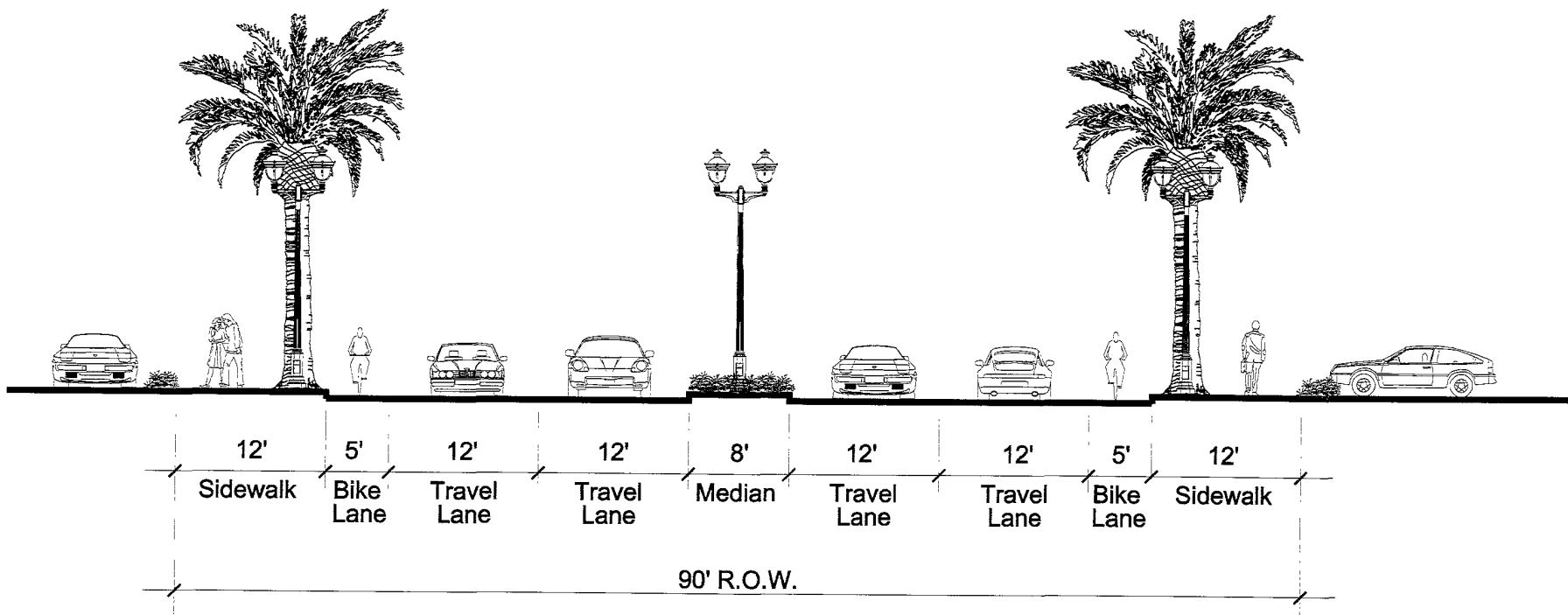
PROPOSED STREETSCAPE-PERSPECTIVE VIEWS
 Milpitas Midtown Specific Plan - Phase 1 Implementation



Aug 18, 2004



Preferred Section
Scale 1"=4'



Preferred Section
Scale 1"=4'

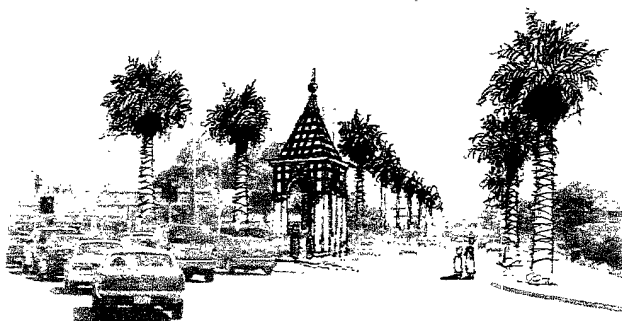
ENTRY SEGMENT - Serra Way x Calaveras Blvd
Milpitas Midtown Specific Plan - Phase 1 Implementation



Type 1
Pylon with banner at one
side - "Herald"



Type 2
Pylon with banner at
two sides



Type 3
3-dimensional "pavilion"
structure (or arch)



Type 4
Freestanding architectural
tower





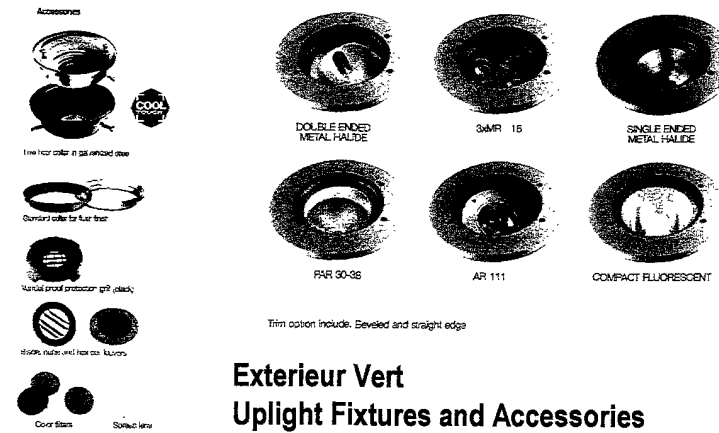
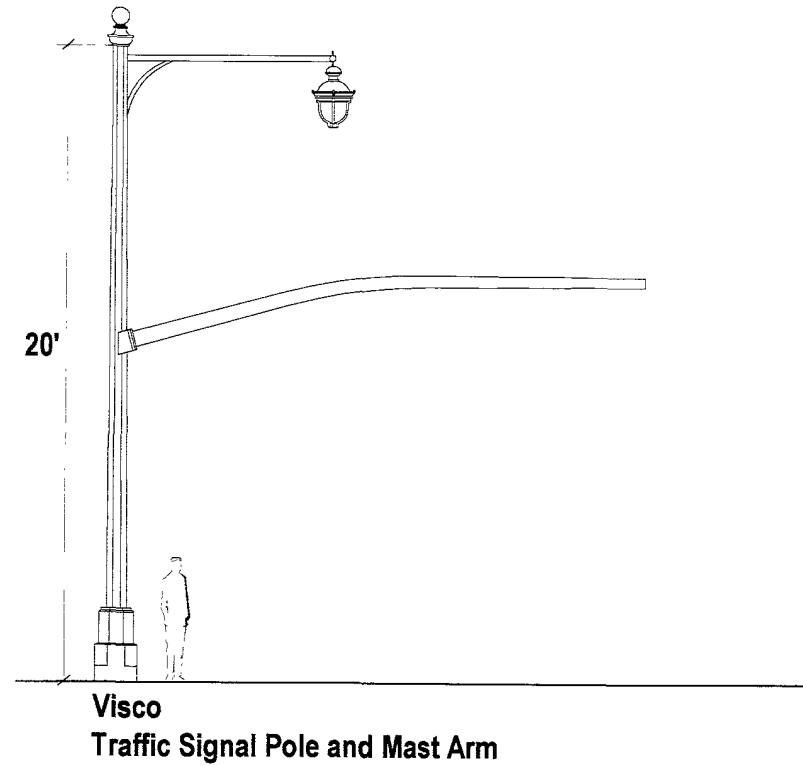
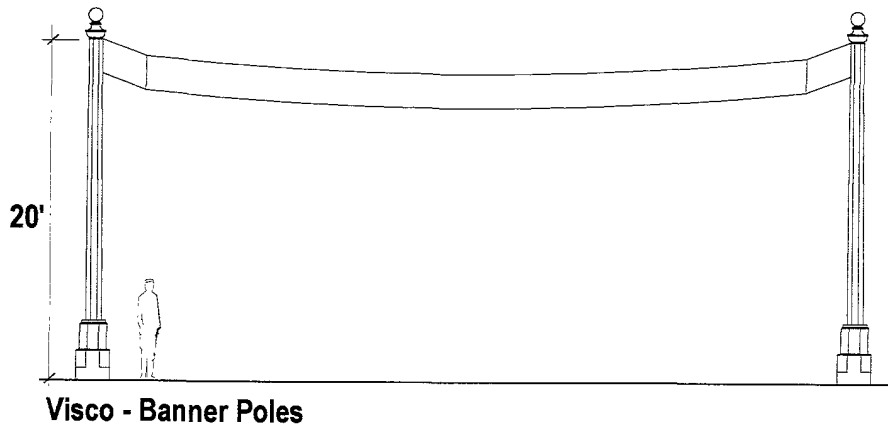
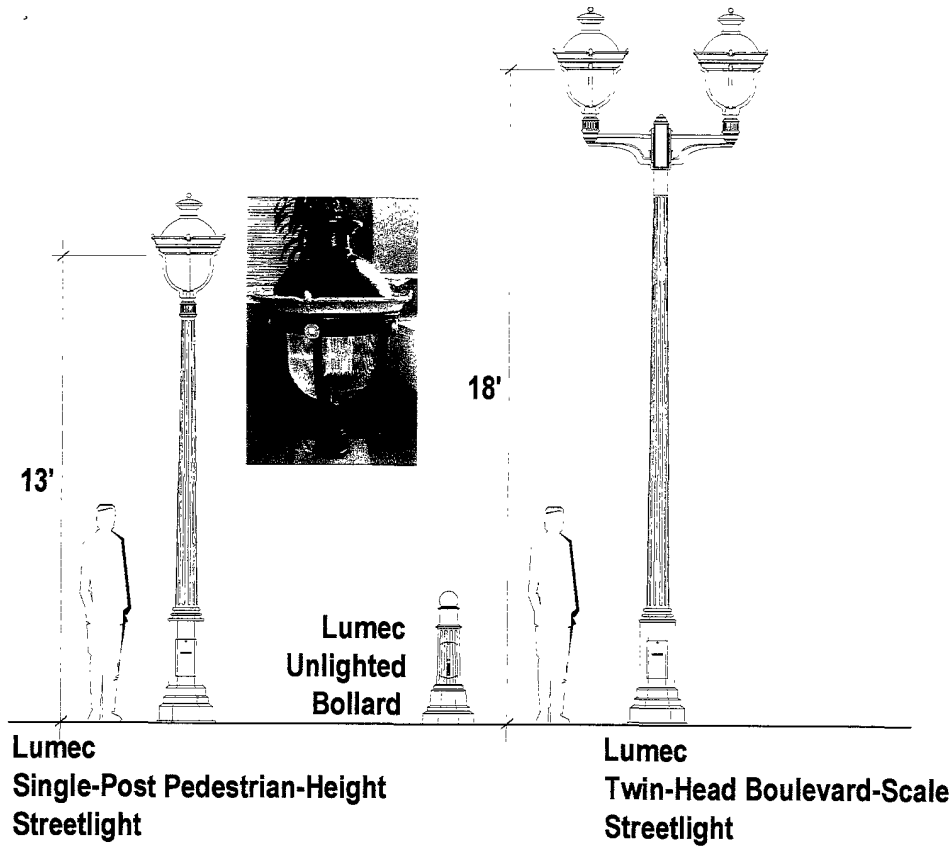
Type 1 - Large central pylon with banners



Type 2 - Pylons with banners



Type 3 - Center kiosk with flankers





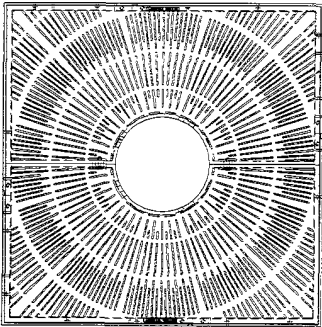
**LFI - Kaleidoscope
Bus Shelter**



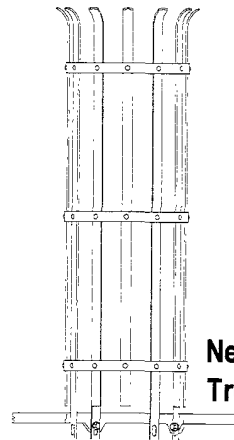
**LFI
Plainwell Bench**



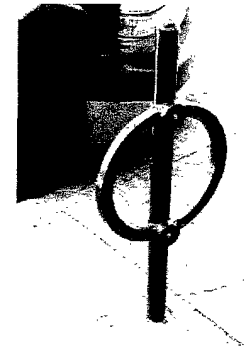
**Forms + Surfaces
Tivoli Receptacle**



**Neenah Foundry
Tree Grate R-8707**



**Neenah Foundry
Tree Guard Type-C**



**Maglin Furniture
Systems
Bike Rack**

PROPOSED STREET FURNISHINGS

Milpitas Midtown Specific Plan - Phase 1 Implementation



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Recommended inside the Core



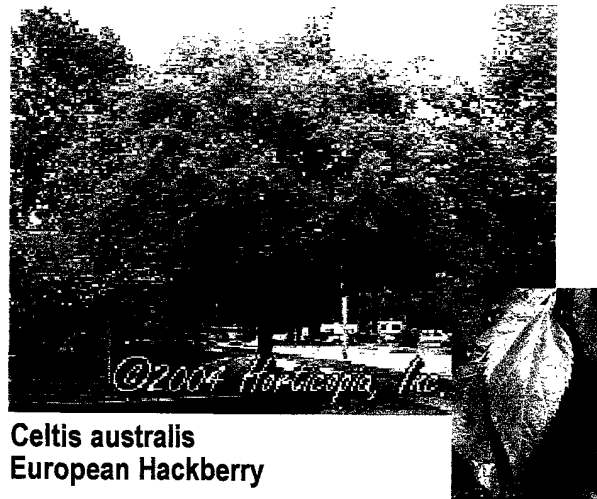
Robinia ambigua
'Idahoensis'
Idaho Locust

Optional outside the Core



Quercus rubra
Red Oak

Optional outside the Core



Celtis australis
European Hackberry

Recommended Palm Tree



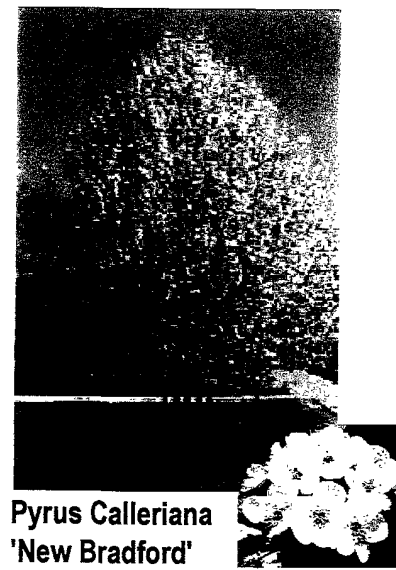
Phoenix canariensis
Canary Island Date Palm

Recommended Accent Tree



Lagerstroemia indica
Crape Myrtle

Optional Accent Tree



Pyrus Callieriana
'New Bradford'
Bradford Pear

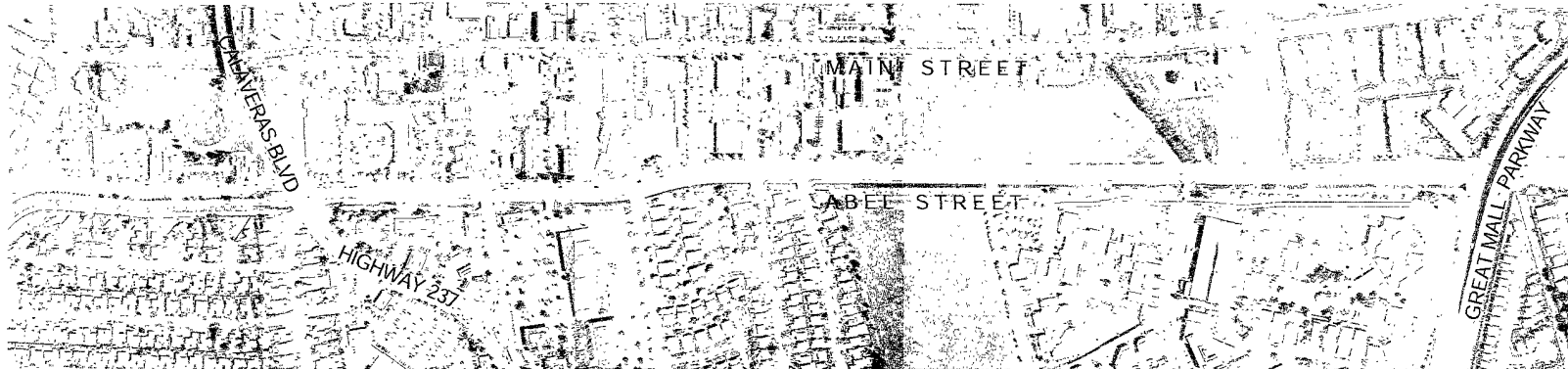
PROPOSED TREE TYPES ALTERNATIVES
Milpitas Midtown Specific Plan - Phase 1 Implementation



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CITY OF MILPITAS

Midtown Streetscape Beautification Main Street and Abel Street Public Meeting



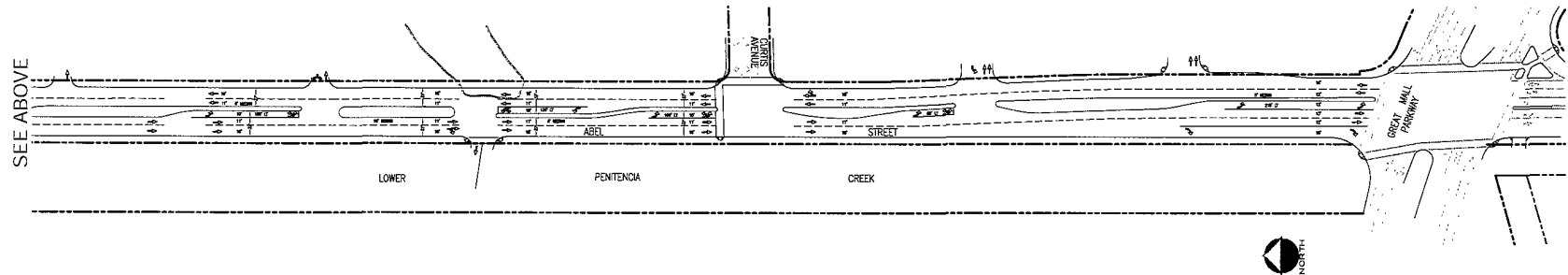
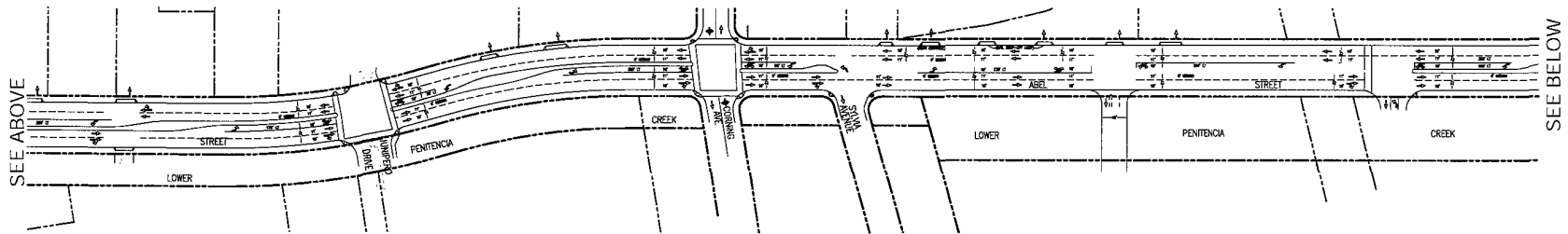
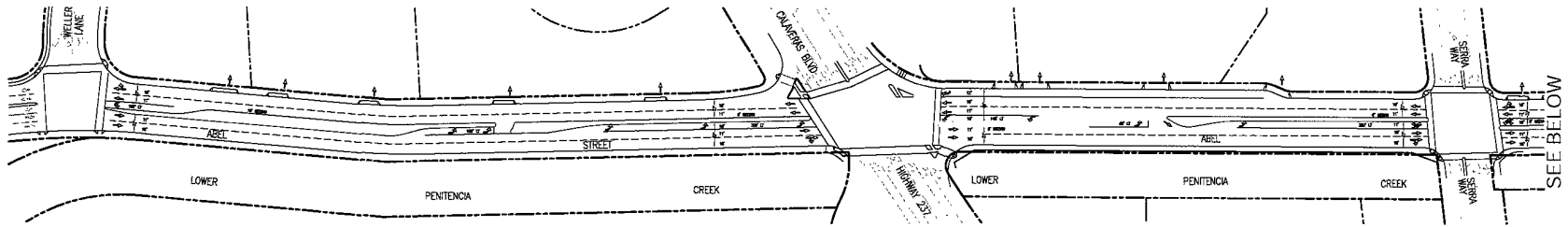
ABEL STREET IMPROVEMENTS CITY OF MILPITAS



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San Ramon, CA 94583
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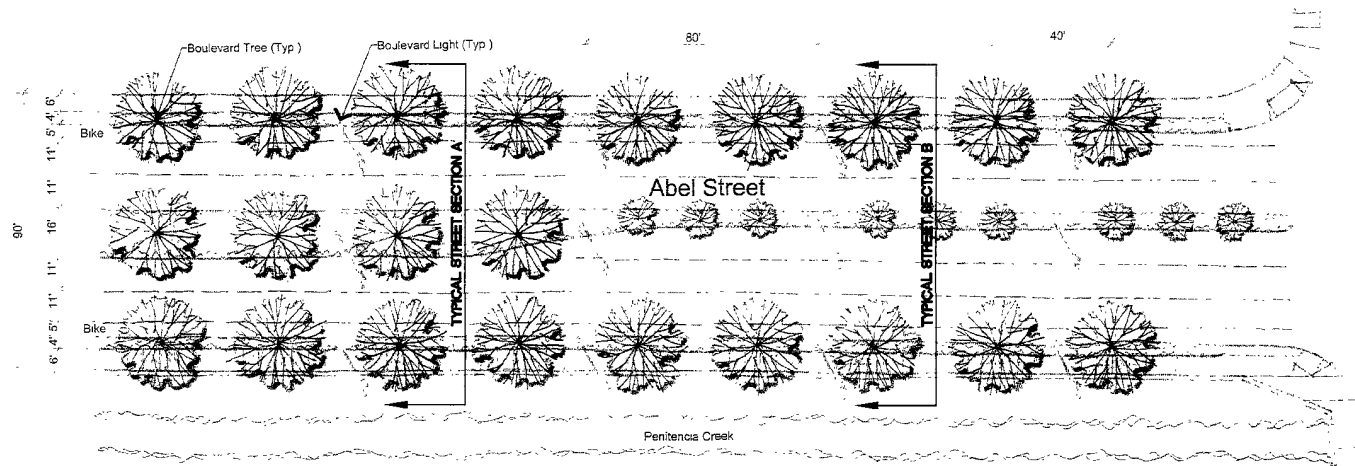
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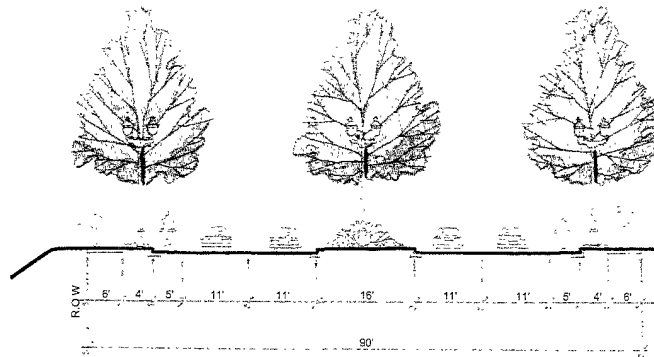
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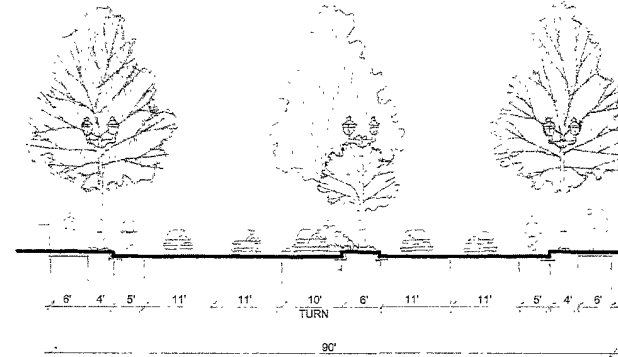
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TYPICAL STREETScape PLAN



TYPICAL STREET SECTION A



TYPICAL STREET SECTION B

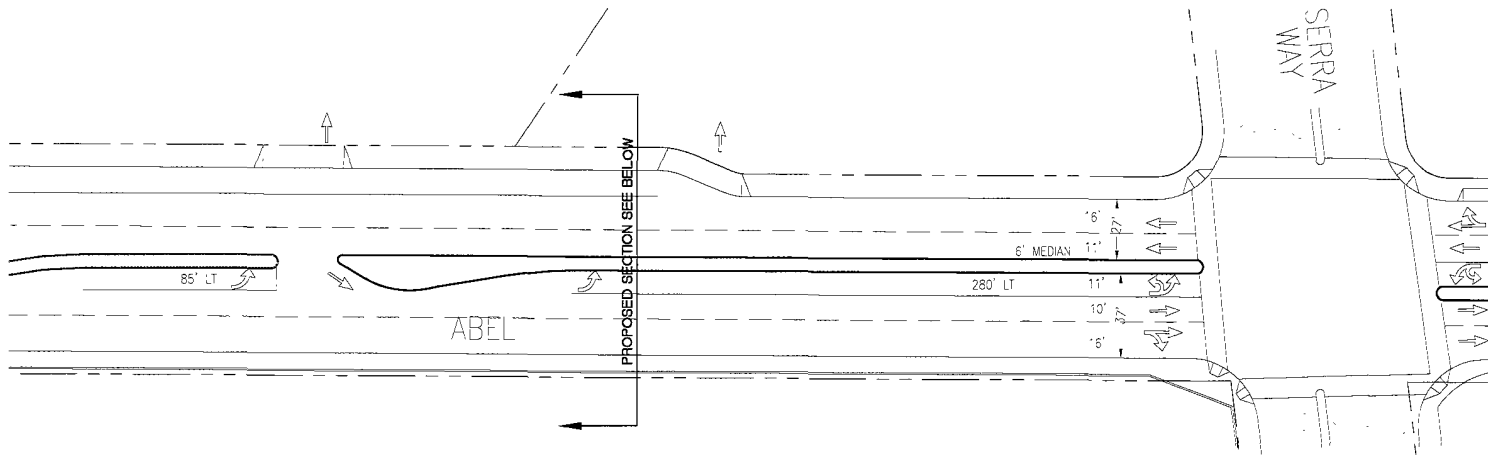
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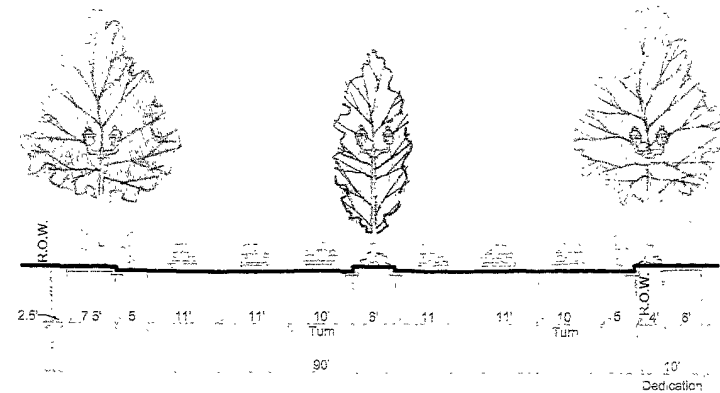
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EXISTING CONDITION: NORTH OF SERRA WAY LOOKING NORTH



PROPOSED SECTION LOOKING NORTH

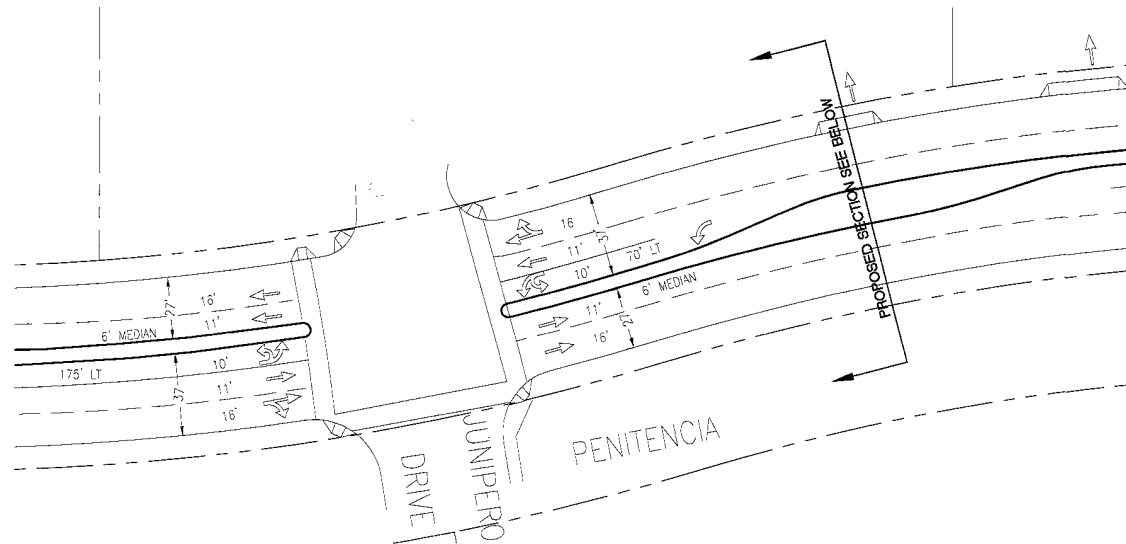
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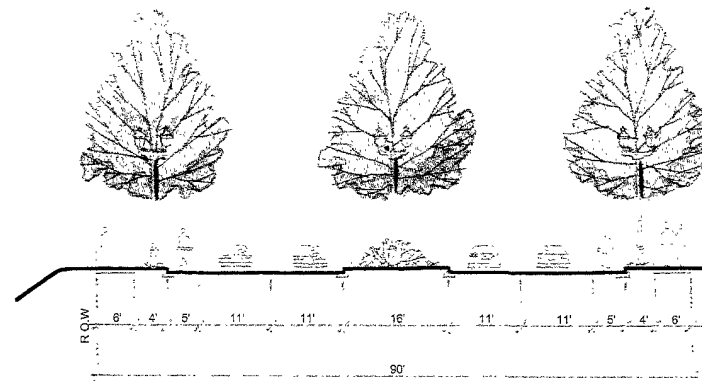
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landscape
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EXISTING CONDITION: SOUTH OF JUNIPERO DRIVE LOOKING NORTH



PROPOSED SECTION LOOKING NORTH

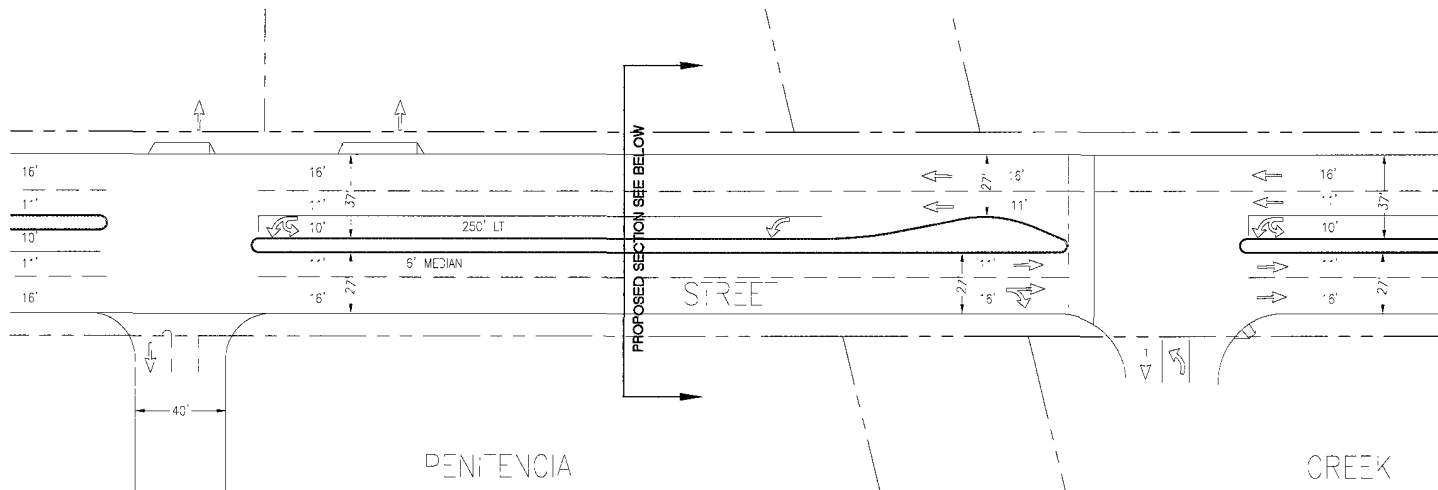


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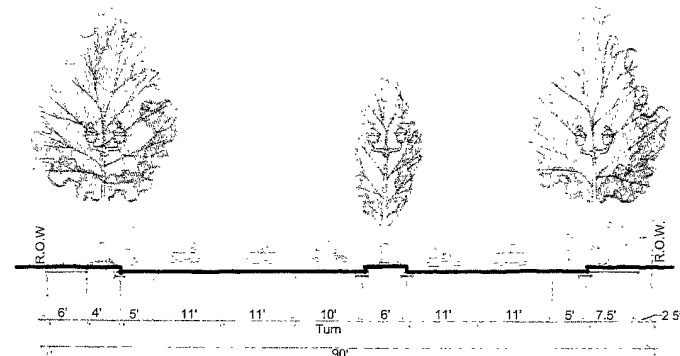
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EXISTING CONDITION: NORTH OF ELMWOOD
CORRECTIONAL FACILITY LOOKING SOUTH



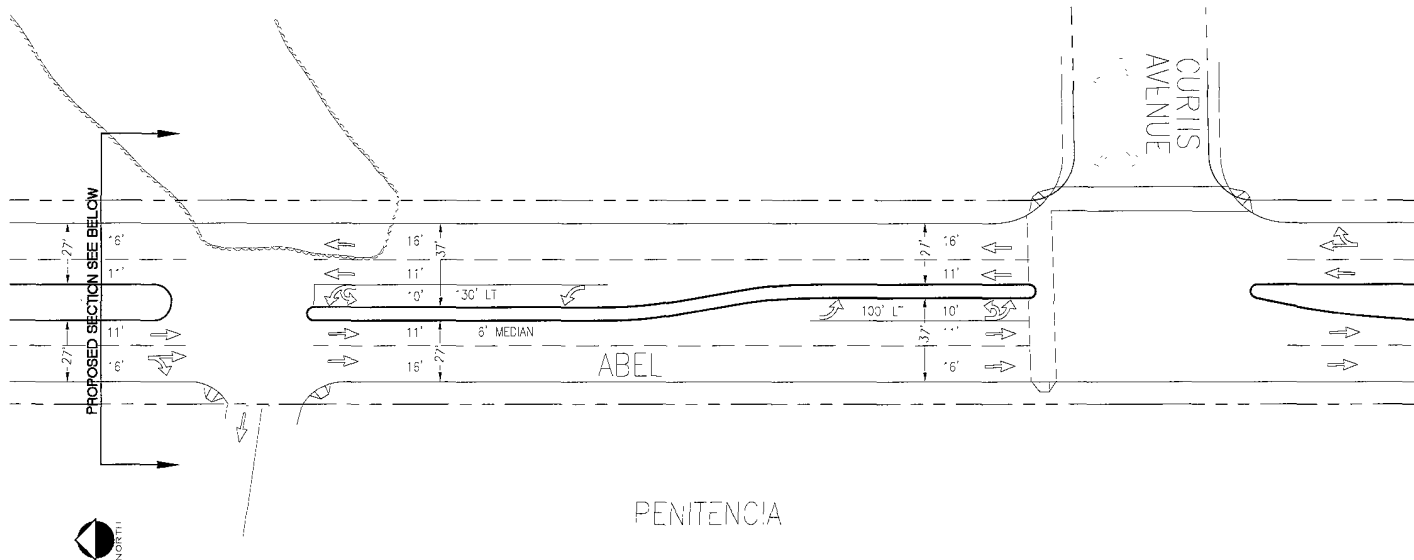
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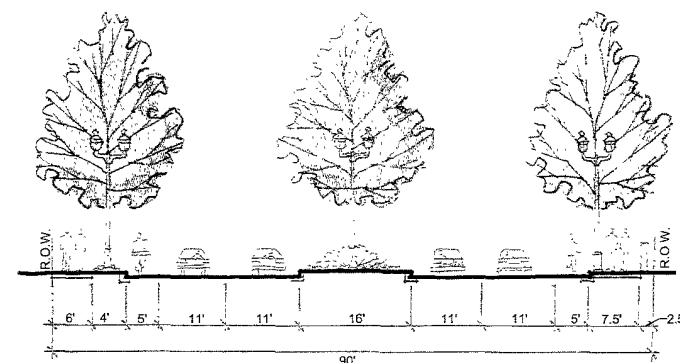
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EXISTING CONDITION: NORTH OF CURTIS AVENUE LOOKING SOUTH



PROPOSED SECTION LOOKING SOUTH

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